

Redmen's Lodge and Kubli Building
105 and 115 West California Street
Jacksonville
Jackson County
Oregon

HABS No. ORE-95

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PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
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HISTORIC AMERICAN BUILDINGS SURVEY HABS No. ORE-95

RED MEN'S LODGE AND KUBLI BUILDING

Location: 105 and 115 West California Street, Jacksonville,
Jackson County, Oregon.

PART I. HISTORICAL INFORMATION

The lot on the corner of California and Third Streets was for many years known as the site of the New State Saloon, one of the longest operating businesses in Jacksonville. In 1857 James Peters acquired the lot from James Cluggage for \$250;¹ the following year it was sold to L.S. Thompson for \$1,500.² Late in 1857, William McLaughlin was advertising his New State Saloon at that location, so Peters probably erected a building during the short time he owned the land.³ The structure was frame and evidently had two stories: James Fey advertised his attorney's office "over the New State Saloon,"⁴ and J. Forsyth's tailor shop was advertised "on the second floor of the New State Block."⁵

In 1858, William McLaughlin--with Henry Klippel as a partner--bought the New State Saloon;⁶ by May 1863, Klippel was the sole owner.⁷ Several people operated the saloon for Klippel, including his former partner McLaughlin⁸ and Henry Pape.⁹ In July 1869, Klippel sold the saloon to Charles Savage,¹⁰ who owned it until 1884, when it was purchased by the Red Men.¹¹ Although he owned the New State for many years, the property was almost always mortgaged, with Savage usually taking out one mortgage to pay off another.¹² In 1874, the saloon was rented to H.L. Webb and S.P. Jones for a year at \$50 per month, with the provision that Webb and Jones would accept liquor which had been ordered by Savage and stored at John Bilger's store.¹³ In 1878, Manning and Webb operated the saloon until Savage took it into his own hands in September.¹⁴ The following year, he converted it into a boardinghouse with dining room and parlor on the ground floor and bedrooms on the second floor.¹⁵ The Democratic Times reported in 1880 that Savage was weatherboarding and improving the New State House; in November it became the stop for the Oregon and California Stage Company.¹⁶

The adjacent parcel was first owned by John Sifers and later by James T. Glenn.¹⁷ Glenn gave his power of attorney to Charles Logier to manage and control his building on California Street "between the New State Saloon and the store house of Anderson and Glenn, the building erected on the said lot being now occupied by Dr. A.B. Overbeck as a Drug Store and a part as a Tailor Shop."¹⁸ (Dr. Overbeck was one of the first doctors in Jacksonville. By 1857 he had opened "Pleasant Grove Psycho-Medical Infirmary," two miles east of Jacksonville.¹⁹ In 1868, he operated

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"Overbeck's Hospital" on Oregon Street in the block south of Main Street.²⁰ During 1869, he held the contract to care for the county's indigent sick.²¹)

In the 1870s James T. Glenn sold the building to J.S. Howard, who had been the surveyor of the town for many years, having drawn up the official plat in 1863-64.²² In 1884 Howard sold the property to Kaspar K. Kubli.²³ The two buildings on the corner of California and Third Streets were destroyed by fire on January 1, 1884. Starting in the New State Hotel, the fire spread to adjacent buildings; Beekman's banking office across California Street caught fire and the north side of the block was threatened, but not harmed substantially.²⁴

The Oregonian Pocahontas Tribe No. 1, International Order of Red Men, purchased the New State lot and made plans to erect a large brick structure; J.S. Howard planned to build a new store on the adjoining lot, over which the Red Men would extend their "wigwam" or lodge rooms.²⁵ The Democratic Times commented that the building--to be fifty feet by one hundred feet when completed--was "after the latest and most convenient plan and...will doubtless be one of the finest in Southern Oregon."²⁶ These elaborate plans were not carried out, however. The Red Men decided to build only on their own corner lot, and planned an iron facade for the building.²⁷ In July 1884, they let a contract for a brick building to George Holt.²⁸ Also in July, Kaspar Kubli purchased the adjacent lot from J.S. Howard and began building a two-story brick building similar to the one being built by the Red Men.²⁹ Kubli seems to have occupied his store early in 1885, and the Red Men probably finished their lodge about the same date. In May 1885, Kubli took out an insurance policy for \$2,000 on his two-story brick building occupied as a general store and tinshop.³⁰ Although the total cost of the Red Men's Lodge is not known, it must have been one of the most expensive commercial buildings erected in Jacksonville. In 1891, six years after completion of the building, the Lodge still owed \$5,725 in construction debts, and they were forced to mortgage the building to pay these debts.³¹

FOOTNOTES

1
Jackson County Deeds, December 11, 1857.

2
Ibid., January 13, 1858.

3
Jacksonville Herald, October 10, 1857.

4
The Oregon Intelligencer, February 6, 1864.

5

The Democratic Times, April 6, 1872.

6

Jackson County Deeds, March 13, 1858.

7

Town of Jacksonville Board of Trustees' Minutes, February 9, 1863. Previously, McLaughlin and Klippel had jointly taken out a liquor license; in this year, Klippel alone applied. These Minutes are part of Oregon Historical Society, MSS 916, Box 5, Vol. II.

8

The Oregon Intelligencer, January 23, 1864.

9

Jacksonville Reveille Weekly, January 4, 1868.

10

Jackson County Deeds, July 16, 1869.

11

Ibid., February 7, 1884.

12

On July 17, 1869, the Savages mortgaged the property twice, once to Merritt Bellinger and once to Henry Klippel. The second of these was satisfied on April 7, 1870, but that same date Isaac Sachs gave them another mortgage on the building. Both the Bellinger and Sachs mortgages were satisfied on April 16, 1871, when Sachs gave them a new mortgage, which was paid on November 24, 1873. On January 29, 1874, they mortgaged it to John Bilger; four years later this mortgage was paid. Jackson County Deeds, July 17, 1869, April 7, 1870, April 15, 1871, and January 29, 1874. There are still additional mortgages of the property recorded in the deed books.

13

Jackson County Deeds, April 16, 1874. The instrument is an "Agreement" rather than a proper lease.

14

The Democratic Times, August 2, 1878, and September 20, 1878.

15

Ibid., March 7, 1879.

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16

Ibid., June 18, 1880, and November 26, 1880. By this time, Savage was competing with the new brick U.S. Hotel that George Holt had just completed. See HABS No. ORE-124.

17

Jackson County Deeds, March 15, 1860, and July 8, 1861.

18

Ibid., July 8, 1861.

19

Jacksonville Herald, October 10, 1857.

20

Jacksonville Reveille Weekly, January 4, 1868. The hospital had operated since at least 1856, since it is mentioned in the Table Rock Sentinel of May 24, 1856. Dr. G.W. Greer and Dr. Davis were two of the persons who operated it at various times, in addition to Dr. Overbeck.

21

Jackson County Commissioners' Journals, August 6, 1869.

22

Town of Jacksonville Board of Trustees' Minutes, January 26, 1864.

23

Jackson County Deeds, July 29, 1884.

24

The Democratic Times, January 4, 1884.

25

Ibid., February 1, 1884.

26

Ibid., February 1, 1884.

27

Professor Marion D. Ross, University of Oregon, Eugene.

28

Ibid.

29

Ibid.

30

Phoenix Insurance Company, "Insurance Book," MSS in Jacksonville Museum, Jacksonville, Oregon.

31

Jackson County Deeds, February 4, 1891.

PART II. ARCHITECTURAL INFORMATION

A. Description of Exterior:

1. Number of stories: Both are two-story buildings.
2. Number of bays: The facade of each building is three bays wide. The central doorway bays are narrower than the flanking window bays. At the second-floor level, the Red Men's Building is three bays, with a double window in the central bay; the Kubli Building has three regular bays.
3. Layout, shape: Both buildings are rectangular and deeper than they are wide.
4. Wall construction, finish, color: Both buildings are of brick construction. The Red Men's Building has been painted red; the Kubli Building is natural brick.
5. Openings:
 - a. First floor: The ground-floor openings are surrounded by piers that carry arcades; the central doorway arches are narrower than the flanking window bays. The piers rest on bases and terminate with capitals. A projecting necking marks the base of the capitals, which have successively projecting courses of bricks forming the abaci. The arches above the openings are made of three concentric rings of brick, each stepping forward from the next inside ring. Because the tops of the arches are even, the narrower central arches are stilted. The windows have four large panes in fixed sash; the upper panes are arched to fill the tympanums of the arches. The doors have glazed tympanums above a wooden lintel; the door panels are double leafs with glazed panels above a wooden panel. The piers at the extreme ends of the pair of buildings and the pier that marks the party wall are given more elaborate treatment. Pilasters, following

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the same order as the piers, are applied on the pier faces. Above the impost line of the arches, the pilasters continue as a chain of quoins and support a wooden entablature between the first and second stories, that runs across the front facade and turns onto the Third Street facade of the Red Men's Building. The extreme north and south bays of the side facade are treated identically to the bays on the front facade except that the cornice between the first and second stories of the south bay is of brick, not wood. The remainder of the ground-floor side elevation has irregular bays.

- b. Second floor: Above the cornice, the end and central pilaster continue as a chain of quoining blocks. All three windows on the second floor of the Kubli Building and the flanking windows of the Red Men's Building are one-over-one-light double-hung sash with segmentally arched heads. The central double window of the Red Men's Building--two windows, each having one-over-one-light double-hung sash--is treated as a single opening with a segmentally arched head. A heavy molding runs from the base of the capital of each pier to the outside windows and is then stepped over each window head; the central double window of the Red Men's Building has molding which is stepped higher and spans a wider space than that around the flanking windows. The windows have stone sills which rest on stone corbels above low, rectangular, recessed panels. The Third Street elevation is six bays wide, divided into two groups of three windows each separated by a pilaster strip.

6. Roof:

- a. Shape: The roof of each building is flat and hidden behind a parapet.
- b. Cornice: The buildings have nearly identical heavy cornices. Above the molding that arches over the window heads, the quoining of the end and central pilaster terminates with panelled piers. A brick molding forms the base for a deep wooden cornice, supported by shaped, molded brackets. The brackets are ornamented with a scrapwork motif on the face and incised scrolls on the sides. They are placed in pairs over each of the piers and on either side of each central bay, where they are carried on corbels. The heavy cornice rakes to form a

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small gable over the center bay of each building; under each raking cornice are single brackets, three on each slope. The break in the flat cornice provides space for stone panels that identify the buildings and the dates of construction. Above the cornice is a brick parapet--punctuated by piers at the ends of the facades, over the central pilaster, and flanking the small pediments. On the Red Men's Building, the parapet over the pediment is taller than the flanking sections of parapet--thus accenting the appearance of the pediment as an element applied to the facade. The cornice continues along the South Third Street elevation of the Red Men's Building. However, the wide wooden cornice is returned only into the first bay of the side elevation; along the rest of the side, a projecting brick cornice continues the line of the wooden cornice. Over the pilasters that mark the extreme end bays of the side elevation and over the single pilaster that marks the center of the elevation, the cornice breaks out and forms part of the capitals. This brick cornice is not bracketed; a dentil course capped by projecting bands of brick serves as a bed molding. Above the cornice, the parapet continues around the side of the building, with piers continuing the vertical articulation of the pilasters. The piers are capped by projecting courses of bricks.

B. Description of Interior:

The interiors have been remodelled. The Red Men's Building is now a tavern, and the Kubli Building has been converted into a "mall" with a number of small shop spaces.

C. Site and Surroundings:

The buildings are on the corner of California and Third Streets, with the major facades facing California Street. They are built along the north property lines of their lots. The most northerly bay on the Third Street elevation is treated identically to the facade bays, while the other bays on that elevation are given a similar but simpler treatment. Thus, while the major and secondary elevations can be clearly distinguished (as they cannot in the Masonic Building), the secondary facade is not devoid of architectural interest (as it is in the McCully Building).

D. Original Appearance:

Originally, the wooden cornice and brackets were painted a

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contrasting color to bring out the character of the entablature. The piers flanking the central gables of each facade once carried a small balustrade. On the Third Street elevation of the Red Men's Building, the second-story window in the north bay has been filled with brick; this may always have been a blind opening, however.

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